

ORDERED ACCORDINGLY.



1 **TIFFANY & BOSCO**  
2 P.A.  
3 **2525 EAST CAMELBACK ROAD**  
4 **SUITE 300**  
5 **PHOENIX, ARIZONA 85016**  
6 **TELEPHONE: (602) 255-6000**  
7 **FACSIMILE: (602) 255-0192**

Dated: June 17, 2010

GEORGE B. NIELSEN, JR  
U.S. Bankruptcy Judge

6 Mark S. Bosco  
7 State Bar No. 010167  
Leonard J. McDonald  
8 State Bar No. 014228  
Attorneys for Movant

9 10-12349

10 **IN THE UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF ARIZONA**

13 IN RE:

No. 2:10-bk-13009-GBN

14 Francine S. Tinoco  
15 Debtor.

Chapter 7

16 Wells Fargo Bank, N.A.  
17 Movant,

ORDER

vs.

(Related to Docket #9)

18 Francine S. Tinoco, Debtor, Robert A. MacKenzie,  
19 Trustee.

20 Respondents.

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22 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed  
23 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,  
24 and no objection having been received, and good cause appearing therefore,

25 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

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1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated May 19, 2005 and recorded in the office of the  
3 YUMA County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Francine S.  
4 Tinoco has an interest in, further described as:

5 **PARCEL NO.1:**

6 The South 159.0 feet of the Northeast quarter of the Southeast quarter of the  
7 Southwest quarter of Section 3D, Township 9 South/ Range 22 West of the Gila and  
8 Salt River Base and Meridian, Yuma County, Arizona.

9 Except an undivided 1/16 of all oil, gases, and other hydrocarbon substances, coal,  
10 scone, metals, minerals, fossils and fertilizer of every name and description and  
11 except all uranium, thorium, or any other material which is or may be determined by  
12 the laws of the State of Arizona, the United States of America, or decisions of  
13 COU1-ts to be peculiarly essential to the production of fissionable materials,  
14 whether or not of commercial value, as reserved in Section 37-231 Arizona Revised  
15 Statutes

16 **PARCEL NO.2,**

17 An Easement for ingress and egress over the East 50 feet of the Southeast quarter  
18 of the Southeast quarter of the Southwest quarter of Section 30, Township 9 South,  
19 Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona,  
20 as created in Docket 1461, page 966, records of Yuma County, Arizona.

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IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written  
correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against  
Debtor if Debtors personal liability is discharged in this bankruptcy case.

IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
to which the Debtor may convert.